

PLANNING COMMISSION REPORT



MEETING DATE: October 22, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Sugar Daddys

REQUEST

Request to approve a conditional use permit for Live Entertainment with additional parking on a 1.26 +/- acre parcel located at 7107 E Earll Drive with General Commercial District (C-4) zoning.

16-UP-2003

Key Items for Consideration:

- Indoor live entertainment has been grand fathered on the site from the sites previous use as a restaurant/bar (Avanti).
- The proposal includes outdoor speakers and strolling musicians that are not within 500 feet of a residential district.
- The character or volume of traffic in the area remains the same.
- Parking has been added to the site to alleviate traffic flow and parking concerns in the immediate neighborhood.
- Parking exceeds the zoning ordinance requirements.

Related Policies, References:

3-ZN-84, 139-ZN-84, and 4-SA-2002

OWNER

Brian Roehrich
480-970-6556

APPLICANT CONTACT

Brian Roehrich
Sugar Daddys
602-315-5622

LOCATION

7107 E Earll Drive

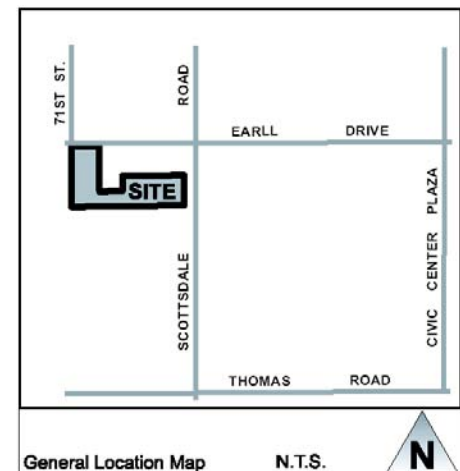
BACKGROUND

Zoning.

The project site contains three parcels that consist of two zoning districts. The parcel that contains the existing building is zoned Highway Commercial District (C-3). This zoning district permits live entertainment with an approved conditional use permit. The two adjacent parcels only contains the parking for the project and is zoned General Commercial District (C-4). No live entertainment will occur or are allowed on these parcels.

Context.

The existing building is located on the west side of Scottsdale Road between Earll Drive and Thomas Road. The properties to the north, east, and south are



zoned either Highway Commercial (C-3) or General Commercial (C-4) and contain existing businesses. The site parcel along Scottsdale Road consisting of the existing building is zoned Highway Commercial (C-3). The two other project parcels, which contain the parking, west of this parcel are zoned General Commercial (C-4). Further beyond these two parcels is an existing house zoned Single-Family Residential District (R1-7) and existing multi-family residential developments further west and northwest.

History.

The site, previously used by Avanti Restaurant, has had live entertainment for the last 25 years. At the time Sugar Daddy's opened in January 2002, a Staff Approval was completed approving the grandfathering of live entertainment was granted to the site. The approval stipulated that all live entertainment shall occur indoors on the approved stages, all doors leading to the exterior of the building shall be closed, no live entertainment shall be audible from any residential properties, and there shall be no outside speakers or sound devices.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The applicant requests a conditional use permit to validate the current use of live entertainment at the existing restaurant/bar called Sugar Daddy's. As previously mentioned, the site has been grand fathered through a Staff Approval to provide indoor live entertainment. Along with continuing to provide live entertainment indoors, the applicant requests the addition of strolling musicians indoors and outside on the patio as well as outdoor speakers on the patio along Scottsdale Road. The outdoor speakers will only include background music from the house sound system. The speakers will not play the live entertainment that would occur indoors, which has been stipulated. Staff has also stipulated that the only outdoor live entertainment provided on the patio are by strolling musicians. Strolling musicians have been stipulated as one or two musicians amplified.

The existing indoor stage, which contains the main live entertainment, is located in the rear portion of the building. As the grand fathering staff approval states, the applicant will continue to keep all external doors closed but not locked during business hours. The outdoor patio and proposed speakers are not within 500 of residential districts. Staff has stipulated no speakers shall be placed within 500 feet of a residential district, which is consistent with the ordinance use permit criteria. Also, no speakers or strolling musicians shall be permitted on the premises that are audible from a residential district line, which is more restrictive than the use permit criteria.

The applicant also requests an extension to their parking lot as a part of this use permit approval. The live entertainment has been stipulated to only occur on the site of the existing building and may not occur on the additional land to the west and northwest proposed for the parking lot. Currently, overflow traffic and parking occurs in the nearby neighborhood along Earll Drive. The applicant proposes to add approximately 150 more parking spaces to the existing site. This additional parking proposed should help alleviate the flow of traffic and parking issues identified by surrounding neighbors along Earll Drive. The new parking will include lighting, landscaping, screening along the west property line, and a wall/gate along Earll Drive. Staff has stipulated that

all parking lot improvements shall be reviewed and approved by the Development Review Board. During the neighborhood meetings, the applicant indicated that a sign would be posted at the Earll Drive gate saying “Right Turn Only” and that the gate would be closed between 1am and 6 am daily. This is an additional means to help alleviate traffic along Earll Drive. In addition, the applicant will patrol the parking lot for safety and to ensure the parking is serving its intended use.

Development information.

- *Existing Use:* Restaurant/Bar
- *Buildings/Description:* Existing one story building (no expansion proposed)
- *Parcel Size (net):* 110,239 square feet (2.53res)
- *Building Height Allowed:* 36 feet
- *Existing Building Height:* 14 feet
- *Gross Floor Area:* 7,816 square feet

IMPACT ANALYSIS**Traffic.**

Traffic will utilize Scottsdale Road, a major arterial. The existing use of live entertainment in the interior of the building and the addition of strolling musicians and outdoor speakers will not change the level of service or traffic capacity of the area.

Parking.

According to the zoning code, the existing restaurant/bar requires 149 parking spaces. Based on a maximum occupancy of 523 people (interior space) and 425 people (patio space) and an automobile occupancy of 2.5 persons per vehicle, this project will require 380 parking spaces to fulfill the required parking for live entertainment. The proposal includes 224 parking spaces provided on site and approximately 525 parking spaces provided off site through two valet parking companies (5th Ave. Valet Parking and Sunset Valet Parking). The two companies have lots located behind the Barrett Jackson building, behind Wendy’s restaurant, at 777 Plaza, and in front of and within Scottsdale Auto Body. The 749 parking spaces on and off site meet the zoning ordinance restaurant/bar and live entertainment parking requirements.

Police/Fire.

The Police Department and Rural Metro have reviewed and approved a Public Security Plan for this project.

Community Impact/Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this

conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **There should be no impact to surrounding neighbors due to noise, smoke, odor, dust, vibration, or illumination. All of the main live entertainment activity will occur in the interior of the restaurant/bar during normal business hours with the doors closed. The outdoor speakers will provide only background music and no music from the indoor live entertainment activities. Outdoor entertainment will include two or less strolling amplified musicians on the patio. The main entrance and patio faces Scottsdale Road, away from the residential neighborhoods to the west and northwest. The patio and outdoor speakers will not be within 500 feet of a residential district. Staff has also stipulated that no speakers or strolling musicians shall be permitted on the premises that are audible from a residential district line. A majority of the existing lighting on the site will remain except for the new lights proposed for the additional parking areas. The lights have been stipulated for review and approval from the Development Review Board.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The existing use of live entertainment at the site does not change the level of service or traffic capacity of the area. The additional parking betters the traffic by containing more of the vehicles on-site and off of Earll Drive and in the neighborhoods to the west and northwest. There will be no impact to the area resulting from an unusual volume or character of traffic.**
 3. No other factors associated with this project will be materially detrimental to the public.
 - **No other factors have been identified.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The live entertainment is associated with the existing restaurant/bar and is compatible with the other commercial uses found along Scottsdale Road and in nearby Downtown. The restaurant/bar entrance and patio area are oriented toward Scottsdale Road, which is consistent with other restaurant/ bar establishments in the area.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
1. The site plan shall demonstrate that:
 - i. Buffering by a wall and/or landscaping will be provided in a manner which physically separates and restricts access from the

- establishment and it's required parking area to residential districts.
- **The applicant has been working with the neighborhood regarding the stall layout, landscaping, walls, gates, and lighting of the new parking lot. There is existing landscaping located along the western property line that buffers the site and parking from the adjacent property. A wall and gate will be built along Earll Drive and the lights will be shielded downward away from the residences. To ensure the neighborhood opportunity to have input on the project, all of the above site specifics have been stipulated to be reviewed and approved at the Development Review Board.**
- ii. All patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.
- **The building entrance and existing parking lot are clearly visible with existing lighting and signage.**
2. The applicant has provided written evidence that all sound resulting from business activities will be contained within the building, except where external speakers are permitted.
- **The applicant has indicated live entertainment will be contained within the restaurant/bar, and all external doors are required to remain closed. The locations of the speakers in the front patio are not within 500 feet of a residential district. Staff has stipulated no speakers shall be placed within 500 feet of a residential district and that no speakers or strolling musicians shall be permitted on the premises that are audible from a residential district line.**
3. The applicant has provided a written public safety plan that the city police and fire departments have approved as complying with the written guidelines of the Planning and Development Department.
- **The Scottsdale Police Department and Rural/Metro Fire Department have reviewed and approved the submitted Public Safety Plan associated with the live entertainment use and extension of the parking lot.**
4. The applicant has provided a written lighting plan which addresses exterior lighting on and surrounding the property, in accordance with section 7.600 of the zoning ordinance and with the public safety plan guidelines.
- **At this time the site is appropriately lit. The applicant will add lighting in the new parking lot and within their existing parking lot. The lighting, as well as all the parking lot improvements, has been stipulated to be reviewed and approved by the Development Review Board.**
5. The applicant shall provide a written exterior refuse control plan which must be approved by the Planning and Development Department staff as complying with the written guidelines of the department, prior to the issuance of a business license. The review will

be conducted as provided in Section 1.305.

- **Two existing dumpsters located at the rear of the existing building will contain refuse. The dumpsters are enclosed by a six-foot block wall and are serviced 3 to 6 times a week depending on the season. The applicant will also continue to pick up litter and debris in the immediate area at the close of business each night or early in the next morning.**
6. The applicant has provided a floor plan that identifies the areas for the primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.
 - **The live entertainment stage is positioned at the rear portion of the building. The strolling musicians will perform in the interior of the building and on the patio located at the front of the building along Scottsdale Road.**
 7. If access to the establishment is from a street other than one classified by the General Plan as minor collector or greater, or classified by the downtown General Plan as local street or greater, the applicant has provided a traffic analysis which complies with transportation planning department written guidelines. The plan shall demonstrate to the satisfaction of the transportation department that the level of service on all streets accessed by the use shall meet the standard set by the city.
 - **Traffic will utilize Scottsdale Road, a major arterial. The existing use of live entertainment at the site does not change the level of service or traffic capacity of the area. The live entertainment activity peaks after 8 pm, a time when traffic volumes on Scottsdale Road are significantly less than daytime peak levels and are continuing to decline. The additional parking provided with this project will help alleviate overflow parking on the surrounding streets.**
 8. If the Zoning Administrator determines that a study is necessary the applicant shall provide a parking study that complies with the written guidelines of the Planning and Development Department.
 - **The applicant has provided a parking analysis that complies with the use and the additional live entertainment parking requirements.**
 9. The applicant has provided any additional information required by city staff in order to evaluate the impacts of the proposed use upon the area.
 - **The proposed project adds additional parking to the existing use, which would help alleviate the flow of traffic and parking issues identified by surrounding neighbors along Earll Drive.**
 10. The following operational standards must be met by the use throughout its operation:
 - i. All external doors shall be closed but not locked during business hours.
 - ii. No external speakers will be permitted on the premises of a use

- permitted under this section, which is located within five hundred (500) feet of a residential district.
- ii. The applicant/operator shall comply with all plans approved as provided herein.
- **All external doors will be closed but not locked during business hours. The applicant has located exterior speakers on the front patio that will provide background music from a house sound system. Staff has stipulated no live entertainment shall be piped through the speakers at any time. The locations of the speakers in the front patio are not within 500 feet of a residential district. Staff has stipulated no speakers or the any strolling musician shall be placed or stroll within 500 feet of a residential district and that no speakers or strolling musicians shall be permitted on the premises that are audible from a residential district line. The use conforms and has been stipulated to conform to these standards.**

Community involvement.

The applicant has sent letters to all property owners within 750 feet of the property. On July 16, 2003, the applicant and the City held an open house meeting regarding the proposed project. Citizens from the surrounding area attending the meeting indicated that they were in favor of the proposed project due to the fact it would help alleviate some parking problems found in the neighborhood. There were no concerns about providing any kind of live entertainment in the existing building, but the concerns focused on the patrons parking along the neighborhood streets and the noise generated by the patrons hanging around and going to their cars after the establishment closes. The applicant also explained that 13 security people work on site from 4 pm to 2 am on the busy nights and a golf cart will drive around the parking lot for security reasons, which pleased the neighbors.

Policy implications.

- The application meets the conditional use permit criteria pertaining to live entertainment.
- Approval of the application will allow outdoor live entertainment of strolling musicians on the patio and the use of outdoor speakers providing background music, subject to the attached stipulations. The strolling musicians and outdoor speakers will not be within 500 feet of a residential district.

STAFF
RECOMMENDATION

RESPONSIBLE
DEPT(S)

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S) Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. Public Security Plan/Approval
10. Live Entertainment Map
11. Valet Parking Map
12. Site Plan

**Joe's Apartment, Inc.
DBA, Sugar Daddy's Blues
3102 N. Scottsdale, AZ 85251
(480) 970-6556**

Project Narrative

To Whom It May Concern:

Sugar Daddy's Blues located at 3102 N. Scottsdale Road would like to propose a solution to the issues surrounding the overflow of traffic off Earll Drive West of Scottsdale Road. Currently, Sugar Daddy's Blues leases two separate properties to the West and North West of the existing establishment. At this time, I would like to improve these lots to allow for additional parking to alleviate the flow of traffic and parking issues on Earll Drive. This supplementary parking would provide additional parking for area businesses during the day as well as accommodate any overflow traffic from Sugar Daddy's Blues during the evening. Given the opportunity, I would like to pave the property, install a 6-foot screen wall with a gate, additional lighting, landscaping and a sign to direct traffic Eastbound toward Scottsdale Road to eliminate unnecessary traffic through the residential area on Earll Drive. In addition, I will have these properties patrolled for safety and to ensure the parking is serving its intended function.

In providing this additional parking I am hoping to bring this older establishment closer to current day standards. Currently, Sugar Daddy's is utilizing a pre-existing non-conforming live entertainment use the previous owners enjoyed for some 25+ years which includes staging for interior bands. At this time Sugar Daddy's is also making a request to add strolling musicians on the interior as well as the patio, while providing background music inside and out from a house sound system at an ambiance level not to be audible by any residential properties.

In making these enhancements, I feel this establishment will carry on as a positive impact for this community. Sugar Daddy's is now and will always be a very comfortable, relaxing place to enjoy great food and good local music.

I do hope that this narrative has answered and explained any questions or concerns you may have with this project. Please review the enclosed materials, such as architectural drawings and a security plan for additional information. Should any further information need to be provided or should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Brian Roehrich, Owner
Sugar Daddy's Blues



Sugar Daddy's

16-UP-2003

ATTACHMENT #2

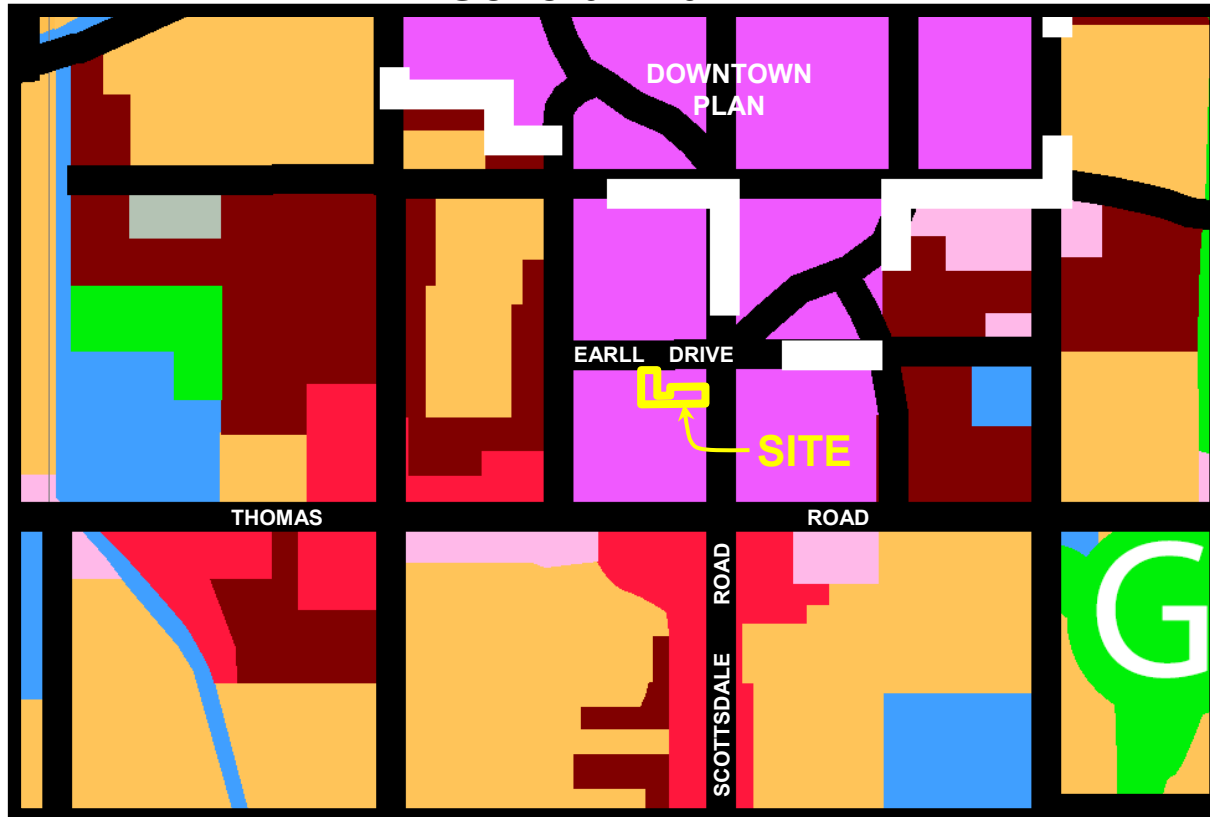


Sugar Daddy's

16-UP-2003

ATTACHMENT #2A

General Plan

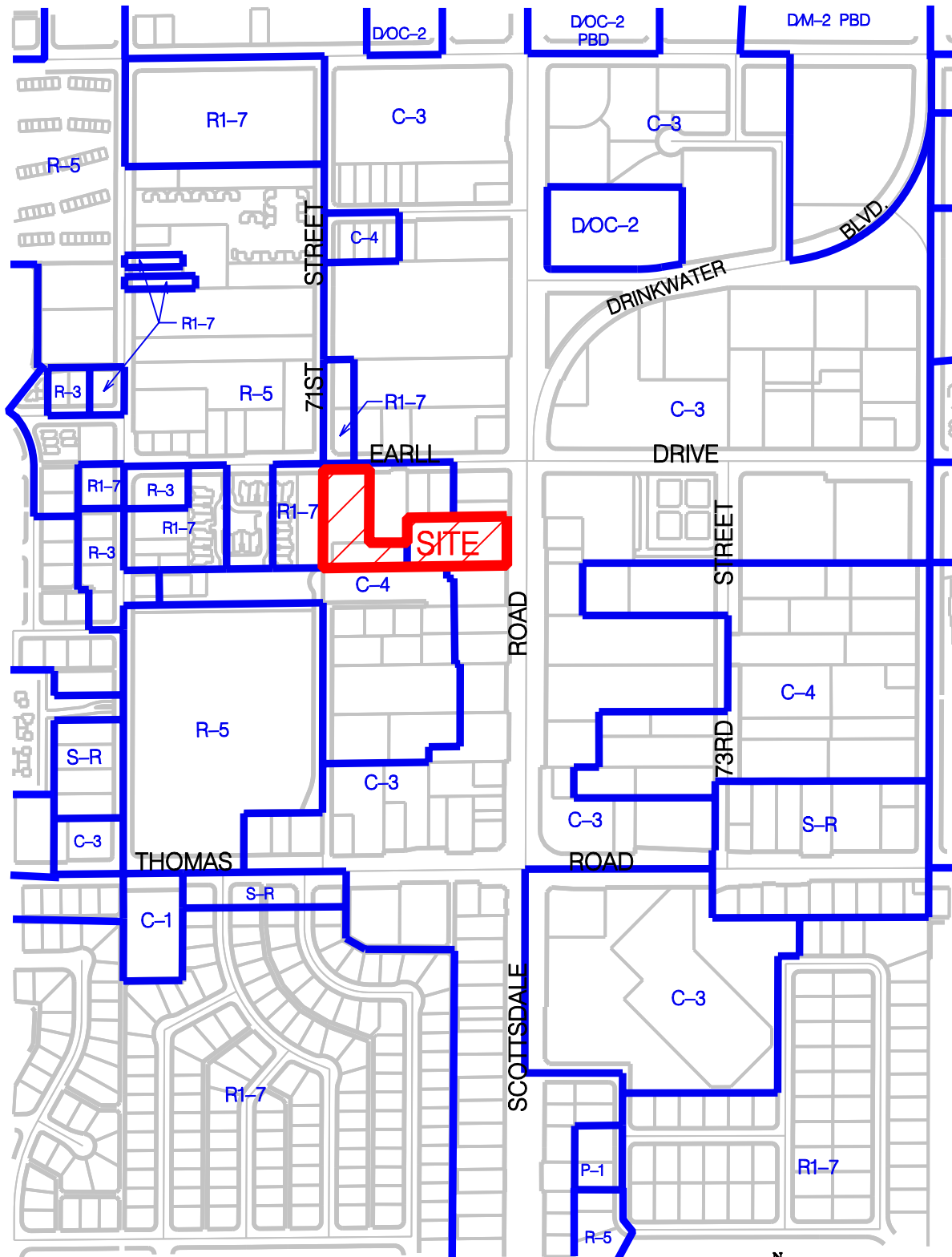


- | | |
|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



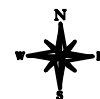
16-UP-2003
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



16-UP-2003

ATTACHMENT #4



STIPULATIONS FOR CASE 16-UP-2003

PLANNING/ DEVELOPMENT

1. OPERATIONS. All operations and live entertainment on site shall comply with the following:
 - a. Outdoor live entertainment shall be limited to two or less amplified strolling musicians within the existing front patio area.
 - b. All amplified live entertainment, except for the maximum of two strolling musicians as noted above, shall be conducted and contained completely inside the building. All external doors shall remain closed, but not locked during operating hours.
 - c. Live entertainment shall not be audible from any point of a property line that is adjacent to any residentially zoned district in the surrounding area.
 - d. There shall be no live entertainment between the hours of 1:00 a.m. and 8:00 a.m.
 - e. The public safety plan as approved by the Scottsdale Police Department.
 - f. A refuse control plan will be submitted by the applicant prior to the issuance of permits for construction of the improvements associated with this proposal. The business owner shall assure that litter and debris removal shall take place every day within two (2) hours after normal business hours.
 - g. No external speakers or strolling musicians shall be allowed within 500 feet of any residentially zoned property.
 - h. A security gate shall be constructed on Earll Drive, and shall remain closed between the hours of 1:00 AM and 6:00AM daily. This operational restriction shall be incorporated into the security plan. A "Right Out Only" sign shall be posted at the gate exit.
 - i. The two leased parcels proposed for parking with this application shall not contain any form of live entertainment and can only be used for customer and employee parking.
 - j. No valet operation shall be permitted to park vehicles on the site.
2. The public floor area and patio size shown on the Site Worksheet, submitted by Sixty First Place Architects and dated 7/3/2003 shall not be increased without amending this Use Permit.
3. All three lots included in the proposal shall be tied by a City approved property assemblage and/or by recorded agreements sufficient to guarantee the maintenance of required open space, parking lot landscaping, parking, and access for the duration of any live entertainment use on this site. The property assemblage application and/or agreements shall be submitted for review with or prior to construction document submittal, and finalized prior to receiving any permits for construction.
4. Should any of the two leased parcels proposed for parking with this application be sold for development of another use, the rights under this use permit shall terminate.
5. New light fixtures shall not be mounted higher than 14 feet from finished grade to fixture lens.
6. All parking lot improvements, including walls, landscaping, lights, and any other improvement, proposed with this application must receive Development Review Board approval prior to

applying for any permits for construction.

CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road Major Arterial	65 ft half street (65 ft existing)	Existing	
Earll Drive Minor Collector	30 ft half street (20 ft existing)	Existing	

2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Scottsdale Road and Earll Drive - The developer shall dedicate a one foot wide vehicular non-access easement on these streets except at the approved street entrances.
 - b. Earll Drive - There shall be a maximum of one site driveway from Earll Drive.
 - c. Scottsdale Road - There shall be a maximum of two site driveways from Scottsdale Road.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation.
3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.

- b. The developer shall obtain an approved Stormwater Storage Waiver. The approved waiver shall be obtained before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Development Quality/Compliance Division.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

WATER

1. Locate and show on the improvement plans, all the existing water and sewer lines across the west portion of the site. The developer shall provide access to publicly maintained lines.

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.

WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

4. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.

ADDITIONAL INFORMATION FOR CASE 16-UP-2003

PLANNING/DEVELOPMENT

1. Plans submitted with this application shall be revised as necessary to comply with the requirements of the Zoning Ordinance with the Development Review Board Submittal.
2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. the location and design of walls and gates,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. landscaping,
 - d. internal circulation.

16-UP-2003

SUGAR DADDYS

TRAFFIC SUMMARY

Conditional Use Application
Parking Lot And Live Entertainment
SW of Earll and Scottsdale Rd

The restaurant/bar building is served by driveways to Scottsdale Road on the north and south sides. Scottsdale Road is a six-lane road divided by a northbound turn pocket median across most of the property frontage. Scottsdale Road carries 39,000 vehicles per day in this area, under its rated capacity of 55,000. The site's north Scottsdale Road entrance drive is designed for egress, with the south drive designed for ingress.

With the addition of the parking area to the west of the building, there will be a parking aisle drive connection from the building area west and north to Earll Drive. The Earll Drive connection will permit the patron use of the Earll Drive signal at Scottsdale Road for eastbound to northbound left turns across Scottsdale Road. The additional parking area, west of the building, will improve pedestrian access by reducing the amount of pedestrian traffic across Scottsdale Road that now occurs from patrons parking to the east of Scottsdale Road.

With a maximum occupancy of 523 on the interior and 425 on the patio, and assuming an automobile occupancy of 2.5 persons, 380 vehicles will be the peak generation. Assuming a 1 ½ hour turnover time, this would be a peaking of 253 vehicles per hour. Each vehicle makes two trips, in and out, equating to 506 trips per hour at full occupancy. Based on similar live entertainment applications, the attendance at the facility tends to peak at the 10 pm hour. At this hour, Scottsdale Road is running at 35% of its peak 5 pm hour volume of 3,400, or at 1190.

There is adequate capacity on Scottsdale Road for this facility and the Earll Drive entrance will provide additional signalized access.

16-UP-2003
Sugar Daddy's

Attachment #8. Citizen Involvement
Attachment #9. Security Plan

The above attachments are on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.



Sugar Daddy's
(Valet Parking Map)

